

# *WABASH COUNTY PLAN COMMISSION*

*Wabash County Court House*

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## **BZA MEETING MINUTES**

### **APRIL 23, 2019**

#### **Wabash County Board of Zoning Appeals**

**Wabash County Court House**

**Wabash IN 46992**

BZA MEMBERS: Dan Dale, Mark Milam, David Schuler, Joe Vogel, Jerry Younce, and Attorney Larry Thrush

PRESENT: Joe Vogel, Mark Milam, Jerry Younce, Dan Dale, Larry Thrush, Plan Director Mike Howard, Secretary Libby Cook, David Wamsley, Marty Crossland, Mitch Oetken, Ron Daymude, Stan Baszazch, John Wendt, Donna Wendt, Marie Coffman

The April 23<sup>rd</sup> meeting of the Board of Zoning Appeals was opened by Chairman, Joe Vogel at 7:00 pm. Mr. Vogel asked if there was a motion on the minutes of the March 26<sup>th</sup> meeting. Jerry Younce made the motion to approve the minutes as written; this was seconded by Mark Milam. The minutes will stand approved. The first item on the agenda is Variance #2, Fountainvue Mobile Home Park, requesting a variance from the gabled roof requirement for a mobile home.

Plan director, Mike Howard introduced Mr. James Legg who will be representing Fountainvue Mobile Home Park tonight. Mr. Howard stated that Fountainvue has purchased a mobile home and would like to place it in the mobile home park. The mobile home is 14' x 65'. The home does not meet the county ordinance requirements of having a gabled roof; it has a dome style roof. Mr. Vogel asked Mr. Legg if the mobile home will become a rental once it is placed in the park, Mr. Legg replied that it would. Due to the weather they have not been able to move the home at this time. Mr. Vogel asked if Board members had any questions or comments. There being no further discussion the Board proceeded to vote, Mr. Thrush tallied the votes, Variance #2 was passed. Mr. Legg thanked the Board.

Mr. Vogel: The next item on the agenda is complaint updates. Mr. Howard informed the Board that he is currently working on the unsafe premise order on the Bullard property in the town of Lafontaine.

Mr. Vogel: The next item on the agenda is the discussion of the CFO Ordinance.

Mr. Howard told the Board that the Plan Commission Board went through the entire CFO Ordinance document and looked at each individual item and went through a voting process on each individual change that we were looking at or edits to make those changes. The PCB voted unanimously to approve all of the changes. The May 2<sup>nd</sup> meeting of the Plan Commission Board will be a public hearing to recommend that it be approved and moved on to the Commissioners for the ordinance to be amended and approved. IDEM permits for CFO's are good for 5 years so from the time the permit is issued they would have 5 years to even start construction. Our county pre-application states that we give them 12 months unless it is being held up by IDEM or for some reason that is out of the owners control we have the opportunity to grant an additional 6 months, giving them 18 months total. The question is at the end of 18 months what do we do. What we have added into our ordinance says, "Even though the IDEM permit is valid for 5 years this ordinance shall only secure the CFO pre-application site for the 12 month period or the 18 month period when a 6 month extension has been granted". The only other thing we need to determine is what classifies the construction as started. Mr. Milam stated that ground prep could be the start of the project but would say permanent structure, whether it is concrete or footers to be considered the start of construction, and anyone could start moving dirt then just leave it set. Mr. Younce agreed.

Mr. Howard: One other change that has been made and still needs to be approved is on page 3 section 6.25.E. The question was about setbacks does this apply to current structures, new structures, and existing site expansions. What I have done is put "new site construction or existing site expansion" to clarify that it means all of it or any of them. The Board will have to approve these changes before we can give this to the Commissioners.

Mr. Vogel opened the floor to questions or comments from the audience.

Mr. David Wamsley, stated that "we are on the same wave length, Mike and I have chatted about this last change and I think from what I can see we are in agreement, to see how the process is going along is why we are here".

Mr. Howard informed the Board that one of the owners of Fountainvue Mobile Home Park would like to attend a meeting to discuss some of the projects they are thinking of doing as far as growth of the park in the future. The corporate boundary of the Town of Lafontaine is on the south side of the mobile home park, the mobile home park is not in the jurisdiction of the Town of Lafontaine, but does come under the Wabash County Ordinance. The Town of Lafontaine does provide the sewage and water for the mobile home park.

There being no further business Mr. Vogel asked for a motion to adjourn. Dan Dale made the motion to adjourn; this was seconded by Mr. Younce. The meeting adjourned at 7:25 pm.

*Libby Cook*  
*Secretary, Wabash County Board of Zoning Appeals*  
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